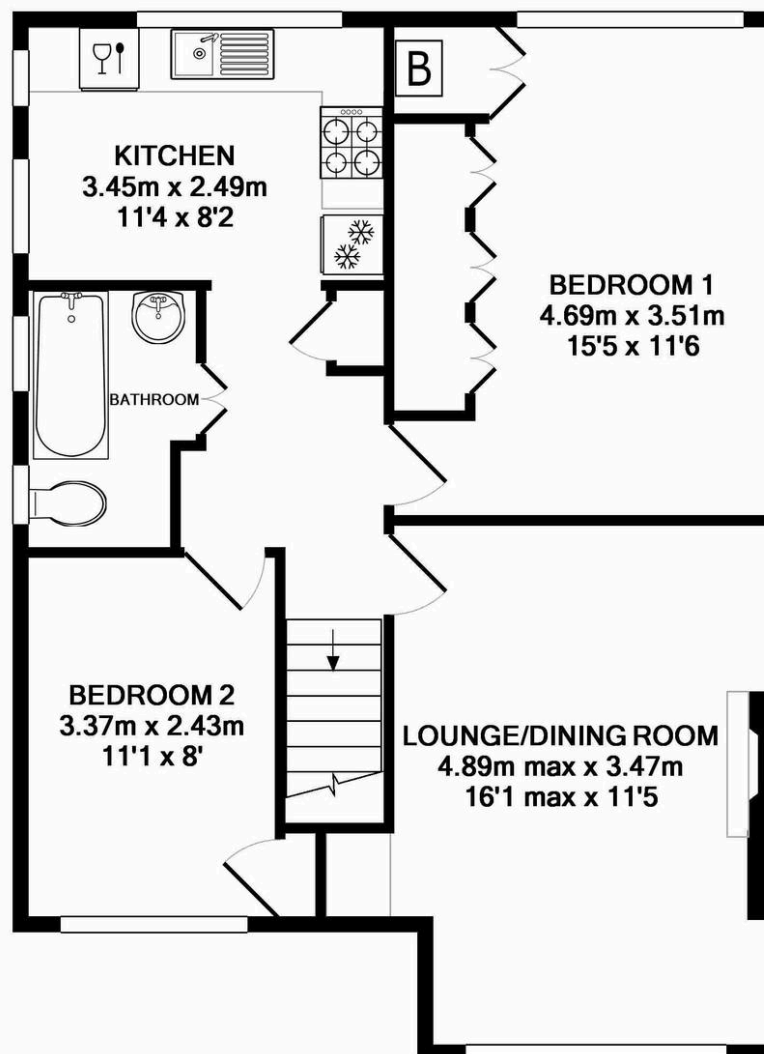


GROUND FLOOR
APPROX. FLOOR
AREA 4.4 SQ.M.
(47 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 63.6 SQ.M.
(685 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.0 SQ.M. (732 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Elegant semi detached upper floor p/b maisonette over 730 sq ft + loft + secluded Southerly facing suntrap rear decked private garden. Lease over 900 years, low outgoing.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Elegant well-presented upper floor purpose built maisonette over 730 sq ft + loft and secluded Southerly facing suntrap rear decked private garden.
- Long lease : Low outgoing
- Quiet locale in tranquil residential crescent near Dinton Fields and Richmond Park. Close to sought after schools and nearby buses to Norbiton station, Kingston and Richmond.
- Spacious lounge/dining room over 16 ft x 11 ft with impressive stone fireplace.
- Bright double aspect kitchen/breakfast room with space for small table and chairs, fitted units, Bosch dishwasher, fridge/freezer, 4 ring gas hob and inbuilt oven.
- Own private ground floor entrance into the maisonette + utility area for washing machine and dryer.
- Generous fitted wardrobes with hanging and shelving to the principal bedroom.







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